

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - March 17, 1971

Appeal No. 10705 Poala and Jacques Blanc, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried, with Samuel Scrivener, Jr. dissenting, the following Order of the Board was entered at the meeting of March 23, 1971.

EFFECTIVE DATE OF ORDER - April 5, 1971

ORDERED:

That the appeal for variance from the side yard requirements of the R-1-B District to permit one story rear addition to dwelling at 3817 - 47th Street, NW., Lot 804, Square 1515, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The property is improved with a two story detached single family dwelling.
3. The appellant proposes to erect a one story rear addition to the existing dwelling. (See Exhibit No. 2 and 2A)
4. The proposed addition will be 27 feet by 16 feet with a 6feet by 4 feet deck (Exhibit No. 6). The addition will enlarge the existing kitchen and provide a library.
5. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Appeal No. 10705
April 5, 1971
PAGE 2

OPINION Cont'd:

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning and Map.

This Order shall be subject to the following condition:

That the variance be granted for the eastside of the proposed addition.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____
PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.